

**Aldreds**  
Estate Agents



59 Salisbury Road  
, Great Yarmouth, NR30 4LE

£160,000



## 59 Salisbury Road

, Great Yarmouth, NR30 4LE

Aldreds are pleased to offer this bay fronted terraced house in a sought after location with spacious flexible accommodation comprising of an entrance lobby, entrance hall serving lounge, sitting room/bedroom 6, dining room, kitchen, rear lobby/shower room. On the first floor a spacious landing leads to five separate bedrooms and a modern shower room. Outside there is a south facing forecourt garden, small rear yard and garage with an electric door. The property also benefits from double glazed windows and partial gas and electric heating. An early viewing is recommended.

### Entrance Lobby

Part double glazed composite security door, internal door to:

### Entrance Hall

Stairs to first floor with under stairs storage cupboard housing the electric fuse box, electric heater, doors leading off to:

### Lounge

14'0" x 10'9" (4.27 x 3.28)

Including the chimney breast with a fitted electric fire, plus the double glazed bay window to front aspect with fitted window seating, electric heater, tv point.

### Sitting Room/Bedroom 6

11'10" x 10'5" (3.63 x 3.18)

Plus chimney breast and adjacent built in storage cupboards, night storage heater, double glazed window to rear aspect.

### Dining Room

11'10" x 9'11" (3.63 x 3.03)

Double glazed window to side aspect, gas wall heater, sliding door to:

### Kitchen

14'3" x 9'11" (4.36 x 3.04)

Extensively fitted with wall and matching base units with work surfaces over, part tiled walls, gas water heater, gas cooker point, undercounter space for appliances with plumbing for a washing machine and slimline dishwasher, double bowl stainless steel sink unit with waste disposal, tv point, double glazed window to side aspect, part double glazed door to rear, door to:





### Lobby/Shower Room

10'7" x 2'11" (3.23 x 0.89)

With door in to the garage and low level wc, wash basin, tiled shower cubicle with electric shower, frosted double glazed window to side aspect.

### First Floor Landing

Access to the loft space, doors leading off to:

### Bedroom 1

13'11" x 11'2" narrowing to 10'2" (4.25 x 3.41 narrowing to 3.11)

Plus double glazed bay window to front aspect and including the chimney breast with adjacent storage, wash basin.

### Bedroom 2

14'0" x 10'8" (4.28 x 3.27)

Plus the chimney breast and adjacent built in wardrobe cupboards, night storage heater, wash basin, double glazed window to rear aspect.

### Bedroom 3

9'11" x 8'4" (3.04 x 2.56)

Double glazed window to rear aspect, electric heater, wash basin.

### Bedroom 4

8'11" x 6'11" (2.72 x 2.12)

Including the wardrobe cupboard and wash basin, double glazed window to side aspect.

### Bedroom 5

7'7" maximum x 6'11" (2.33 maximum x 2.13)

Double glazed window to front aspect, electric heater.

### Shower Room

7'10" x 6'3" (2.41 x 1.91)

Walk in low level shower closet with electric shower fitting, low level wc, wall hung wash basin, tiled walls, extractor fan, electric fan heater, electric towel rail/radiator, two frosted double glazed windows to side aspect.

Y12649/03/26/CF



## Floor Plan



## Viewing

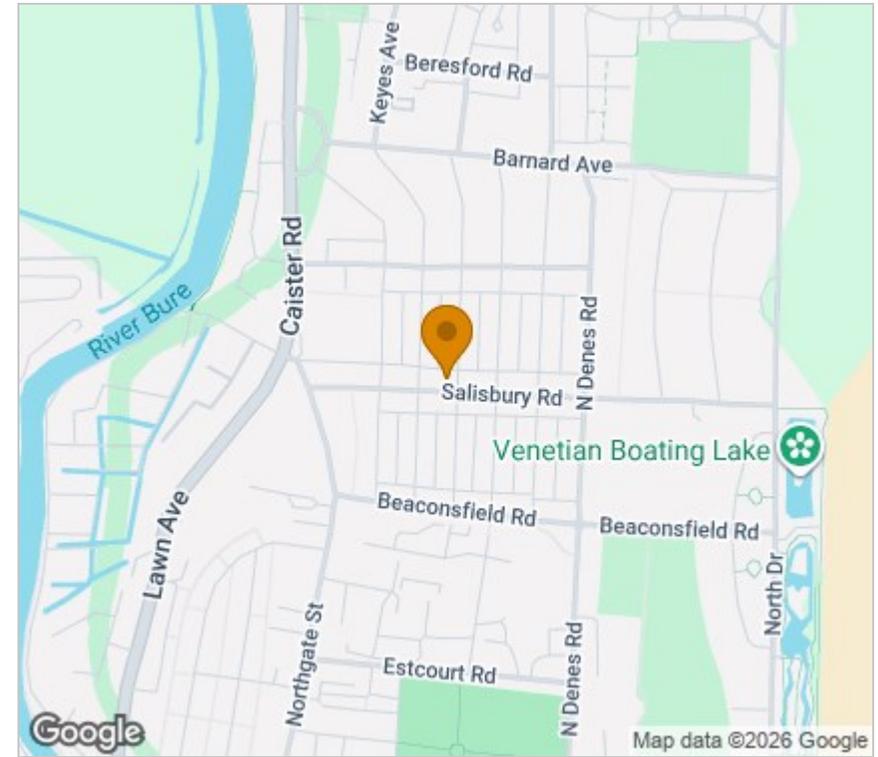
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

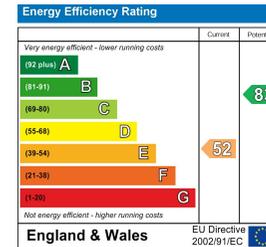
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## Area Map



## Energy Efficiency Graph



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